

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

10-378A

Orleans

O

EAS.390

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Kingsbury Beach Road Area

Photograph



Address: 24 I De Ho Lane

Historic Name: Leroy K. Houghton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1920

Source: Kingsbury Beach Area Form, EAS.O

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block, concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Small shed

Major Alterations (*with dates*):
Garage addition (Photo 2, 1999)

Condition: Good

Moved: no ☐ yes ☒ **Date:** 1923

Acreage: 0.41 acres

Setting: This small parcel is located within an early-20th century subdivision of small lots. The surrounding area includes cottages and houses from the early-20th to the early-21st century. This house fronts on I De Ho Lane but also borders on Kingsbury Beach Road. The parcel is left open in front of the house with an informal lawn and foundation plantings.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

24 I DE HO LANE

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This two-story house was moved to this location from Brewster. The form consists of a two-story main block with gable roof, a porch which wraps around the south and west elevations that is now partially enclosed on the south elevation, and a two-story addition with garage built in ca. 1999. The foundation appears to have begun as concrete block (possibly concrete block piers) but is now partially concrete. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and it has deeply-projecting open eaves (typical of early-20th century cottage construction). Windows consist primarily of modern, thermal 1/1 double-hung sash set in simple surrounds. The narrow, turned posts supporting the open porch also appear to be a modern replacement.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The land along Kingsbury Beach Road was owned in large part by five families - moving roughly from east to west, those of Benjamin Higgins and Edward C. Clark, Richard F. Smith, Philip Smith, and Nathaniel Smith. Kingsbury Beach Road achieved its present route by the 1920s when beach house development along Cape Cod Bay in Eastham gathered momentum. Prior to this point the land had been farmed. As is the case along other beach roads in the town (e.g. Campground Road), a few 19th century farmhouses remain in the dense mix of 20th-century resort development as landmarks to an earlier time when the town was still largely rural.¹

In 1923, Francis W. Smith, the son of Nathaniel Smith (1810-1888), sold to Leroy K. Houghton of West Roxbury 39 acres of land on Cape Cod Bay. The next year, Houghton created the first subdivision along Kingsbury Beach Road from that 39-acre tract (Figure 2).² The subdivision of 111 lots ran east to what is now Penny Lane, south to the south border of lots on Leland Road, and west to the bay shore. The northern boundary of the plan was unclear. Kingsbury Beach Road was called Bay Queen Road on the 1924 subdivision plan before it was changed to Kingsbury Beach Road shortly thereafter. Boston-born Leroy Kingsbury Houghton (1888-1980) married Ethelvn Williams in 1915. The *Boston Globe* announcement stated that he was "sub-master at the Robert G. Shaw School in West Roxbury, and later census records also listed him as teacher and schoolmaster.

One of the houses that was on the tract before the subdivision was recorded was this house. It was a farmhouse that Leroy Houghton moved from Brewster to the site in 1923. The house is shown in this location on a 1938 United States Geological Survey

¹ This narrative is derived from the Kingsbury Beach Area Form, EAS.O.

² Barnstable County Registry of Deeds, Plan Book 15/ Page 121.

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aerial photo before I De Ho Lane was laid out (Photo 3). This image shows the limited degree to which the subdivision had been developed by that time.

In 1945, Houghton sold this house (Lot 94 of his subdivision) to Mary F. Crimmins and Catherine V. Quill, both of Grafton, MA.³ Crimmins and Quill were sisters, the daughters of Irish-born Timothy Quill. In 1946, Mary Crimmins deeded her interest in Lot 94 to her other Quill sisters,⁴ and they acquired the lots east of and backing onto theirs (99, 100, and 101) from Agnes V. Hayden of Holden, MA. Also in 1946, the Quill sisters purchased the adjacent Lots 92 and 93, creating a lot 75 feet deep with 180 feet of frontage on the east side of the lane.⁵

In 1967, Cora A. Quill sold all six lots (92, 93, 94, and 99, 100, and 101), including "the cottage thereon" and all of cottage's furniture and furnishings, to Richard A. and Barabara H. Woodland of Eastham.⁶ The Woodlands split off Lots 92, 93 and 94 and sold them separately, but James E. Durfee of East Longmeadow, MA, reassembled the three and currently owns them and 24 I De Ho Lane.⁷ This house remains in the Durfee family.

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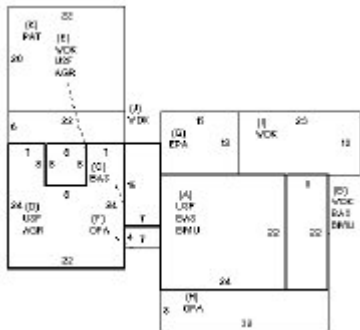


Figure 1. Assessor Sketch.



Photo 2. View from I De Ho Lane, looking east.

³ Barnstable County Registry of Deeds, Book 632/ Page 277.

⁴ Book 652/ Page 244.

⁵ Book 651/ Page 454.

⁶ Book 1360/ Page 1036.

⁷ For Lots 92, 93 and 94 see Book 1422/ Page 803, Book 1780/ Page 126, Page 2155/ Page 137, and Book 6040/ Page 96.

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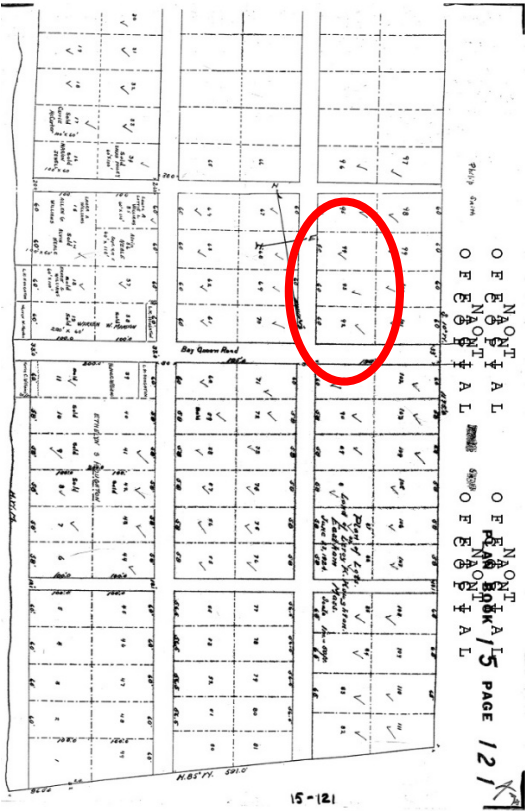


Figure 2. Plan of Land of Leroy K. Houghton, Eastham, Mass., June 23, 1924 (circle of Lots 92, 93, 94 added).



Photo 3. Detail of 1938 USGS aerial photo (arrow to 1150 Kingsbury Beach Road added).